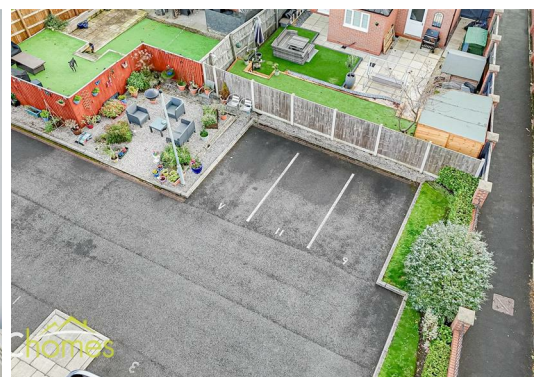




11 Shalemere Court, M46 OSP

£130,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous two bedroom top floor modern apartment positioned on the ever sought after Gadbury Fold Development. This stunning property is flawlessly presented throughout and boasts generous accommodation together with allocated parking. Entry is via a secure communal entrance hallway with stairs rising to the top floor. A private entrance hallway leads into the beautiful well proportioned sitting room which has a lovely separate dining area. The kitchen sits to the rear and is finished with modern units. There are two excellent double bedrooms and a modern bathroom. Outside, there are well maintained communal grounds together with allocated parking and visitors space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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